



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 3, 2006

PUBLIC NOTICE OF A  
DRAFT NEGATIVE DECLARATION  
JO: 42-6055

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by August 22, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **James Arnhart, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to **JArnhart@sandiego.gov** with the Project Number in the subject line.

**General Project Information:**

- Project No. 96089, SCH No. N/A
- Community Plan Area: Rancho Bernardo
- Council District: 5

**Subject:** Grace Church: CONDITIONAL USE PERMIT (CUP) to allow an institutional use in an industrial park designated for industrial uses. Approximately 18,736 square feet of an existing 23,192 square-foot building would be used as a church on a 7.17 acre site. The project site is located at 10966 Via Frontera within the IP-2-1 Zone of the Rancho Bernardo Community Plan Area (APN 678-080-08-00). Legal Description: Lot 17 of the Bernardo Industrial Park Unit #2, according to map thereof No. 7621. Applicant: McFarland Designs. The site is not included on any Government Code Listing of hazardous waste sites.

**Applicant:** McFarland Designs

**Recommended Finding:** The City of San Diego has conducted an Initial Study which determined that the proposed project would not have potentially significant environmental effects. As such, neither mitigation nor an Environmental Impact Report is required.

**Availability in Alternative Format:** To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

**Additional Information:** For environmental review information, contact James Arnhart at (619) 446-5385. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Laura Black at (619) 446-5112. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 3, 2006.

Robert J. Manis, Assistant Deputy Director  
Development Services Department



## Mitigated Negative Declaration

Land Development  
Review Division  
(619) 446-5460

Project No. 96089

SUBJECT: Grace Church: CONDITIONAL USE PERMIT (CUP) to allow an institutional use in an industrial park designated for industrial uses. Approximately 18,736 square feet of an existing 23,192 square-foot building would be used as a church on a 7.17 acre site. The project site is located at 10966 Via Frontera within the IP-2-1 (Industrial—Park) Zone of the Rancho Bernardo Community Plan Area (APN 678-080-08-00). Legal Description: Lot 17 of the Bernardo Industrial Park Unit #2, according to map thereof No. 7621. Applicant: McFarland Designs.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

None required.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego:

Councilmember Maienschein, District 5  
Laura Black, Development Project Manager  
LDR-Planning Review, Development Services Department  
Long-Range Planning, Planning Department  
Library (81AA)-Rancho Bernardo Branch Library  
City Attorney's Office (MS59)

Other:

Brian and Tina Longmore  
Rancho Bernardo Community Council, Inc. (398)  
Rancho Bernardo Community Service Center (399)

Rancho Bernardo Community Planning Board (400)  
Oaks North Homeowners, Inc. (401)  
The Bernardo Trails Homeowners Association (406)  
Trails Architectural Review Committee (406A)

VII. RESULTS OF PUBLIC REVIEW:

- ( ) No comments were received during the public input period.
- ( ) Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- ( ) Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration, and any Initial Study material, are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.

  
\_\_\_\_\_  
Martha Blake, AICP, Senior Planner  
Development Services Department

August 3, 2006  
\_\_\_\_\_  
Date of Draft Report

\_\_\_\_\_  
Date of Final Report

Analyst: Arnhart

City of San Diego  
Development Services Department  
LAND DEVELOPMENT REVIEW DIVISION  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101  
(619) 446-6460

INITIAL STUDY  
Project No. 96089

SUBJECT: Grace Church: CONDITIONAL USE PERMIT (CUP) to allow an institutional use in an industrial park designated for industrial uses. Approximately 18,736 square feet of an existing 23,192 square-foot building would be used as a church on a 7.17 acre site. The project site is located at 10966 Via Frontera within the IP-2-1 (Industrial—Park) Zone of the Rancho Bernardo Community Plan Area (APN 678-080-08-00). Legal Description: Lot 17 of the Bernardo Industrial Park Unit #2, according to map thereof No. 7621. Applicant: McFarland Designs.

I. PURPOSE AND MAIN FEATURES:

The proposed project requires a Conditional Use Permit to allow an institutional use in an area designated for industrial use. The project would be located on a 23,192 square-foot site zoned IP-2-1 within the Bernardo Industrial Park. Three single-story warehouse buildings (Buildings 7, 8 and 9) exist on-site. Buildings 7 and 8 are approximately 23,433 square feet each. Building 9 is approximately 23,193 square feet, and would be the location of the church. The church would use approximately 18,736 square feet. The remaining 4,456 square feet would be used for industrial purposes. The applicant proposes interior remodeling which would include an auditorium, nursery, three bathrooms, eight classrooms and five offices. The church would not be used as a daycare or educational facility. Therefore, no additional uses are being requested.

Building 9 is composed of decorative pebble stone concrete panels and glass storefront doors and windows. Three roll-up doors are located on the building's north façade. Two would be replaced with glass storefronts. No grading or landscaping is proposed. The project site would be accessible from five existing curb cuts located along Via Frontera and Via Esprillo. Two-hundred thirty-four parking spaces currently exist, and would provide the required amount of parking for Buildings 7, 8 and 9. Drainage flow would not be significantly affected by the proposed use. The project would be required to comply with Chapter 14, Article 2, Division 2, Storm Water Runoff and Drainage Regulations of the City of San Diego Municipal Code (SDMC).

II. ENVIRONMENTAL SETTING:

The 7.17 acre developed site is generally rectangular shaped and flat. The project site is located at the corner of Via Esprillo and Via Frontera in the IP-2-1 Zone of the Bernardo Industrial Park, as identified in the Rancho Bernardo Community Plan. The surrounding area has a base zone of IP-2-1, except for a small portion of land zoned IL-2-1 (Industrial—Light) southwest of the project site fronting Via Frontera. No biological resources are present on-site, and no landscaping is proposed. The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA).

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study Checklist.

IV. DISCUSSION:

*During the environmental review of the project, it was determined that proposed project would not result in significant impacts to the environment in the following area(s): **Land Use and Transportation.***

Land Use

The project site is located in an area designated as the Bernardo Industrial Park in the Rancho Bernardo Community Plan. The Community Plan provides policy language to protect designated industrial areas from encroachment by non-industrial uses. It states that these lands should be used for research and development facilities, manufacturing and ancillary industrial activities commensurate with modern electronics and advanced technologies. No further erosion of the industrially-designated areas should be permitted. A Rancho Bernardo Community Plan Industrial Objective states, "To protect the designated industrial areas from encroachment by non-industrial uses by prohibiting residential uses and non-ancillary uses in industrially designated areas." Based upon this objective, the proposal is not in conformance with the Community Plan because it would have an adverse impact upon it. The Rancho Bernardo Community Plan's policies, regarding the preservation of industrial lands, are intended to preserve adequate industrial space for employment uses.

The City of San Diego Significance Determination Guidelines for land use identifies that "an inconsistency with a plan is not necessarily a significant environmental impact; the inconsistency would have to relate to an environmental issue to be considered significant under CEQA". The Environmental Analysis Section reviewed the proposed project and determined the project's use is not consistent with the Rancho Bernardo Community Plan. However, the inconsistency does not result in any significant physical effects on the environment, because the project provides adequate parking on-site; construction has been limited to interior renovations and minimal exterior improvements; no impacts to sensitive biological, archeological, paleontological or historical resources have been identified; and no visual quality impacts would occur. Therefore, EAS has determined the project would not result in significant environmental impact.

Transportation

The expected trip generation for church use is based on assembly area (square footage) in Average Daily Trips (ADTs). Based upon the day and activity, the ADTs were calculated between 10 and 191. The proposed project would not result in excess ADTs. Therefore, no traffic study was required. The current parking regulations, according to Land Development Code (LDC) Section 142.0530(c) Non-Residential Uses (Table 142-05F), require that churches and places of religious assembly provide 30 parking spaces for every 1,000 square feet of assembly area, if seating is not fixed. Based upon the total square footage of the main auditorium, the church would require 191 parking spaces on Sundays. The uses in Buildings 7 and 8, and the non-church use in Building 9, require no parking spaces on weekends. The total parking requirement for the project site on

Sundays is 191 parking spaces, and 234 parking spaces exist. Therefore, the parking requirements have been met, and no additional spaces are required.

On weekdays, the parking requirement for the church is 10 parking spaces. Building 9's industrial use requires 9 parking spaces for a total parking requirement of 19 spaces. Buildings 7 and 8 require 46 parking spaces each. The weekday total parking requirement for the project site is 111 parking spaces, and 234 parking spaces exist. Therefore, the parking requirements have been met, and no additional spaces are required.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- ☒ The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- ☐ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Arnhart

Attachments: Location Map  
Site Plan  
Initial Study Checklist



# Grace Church

**Location Map**  
 Environmental Analysis Section - Project No. 96089  
 CITY OF SAN DIEGO • DEVELOPMENT SERVICES



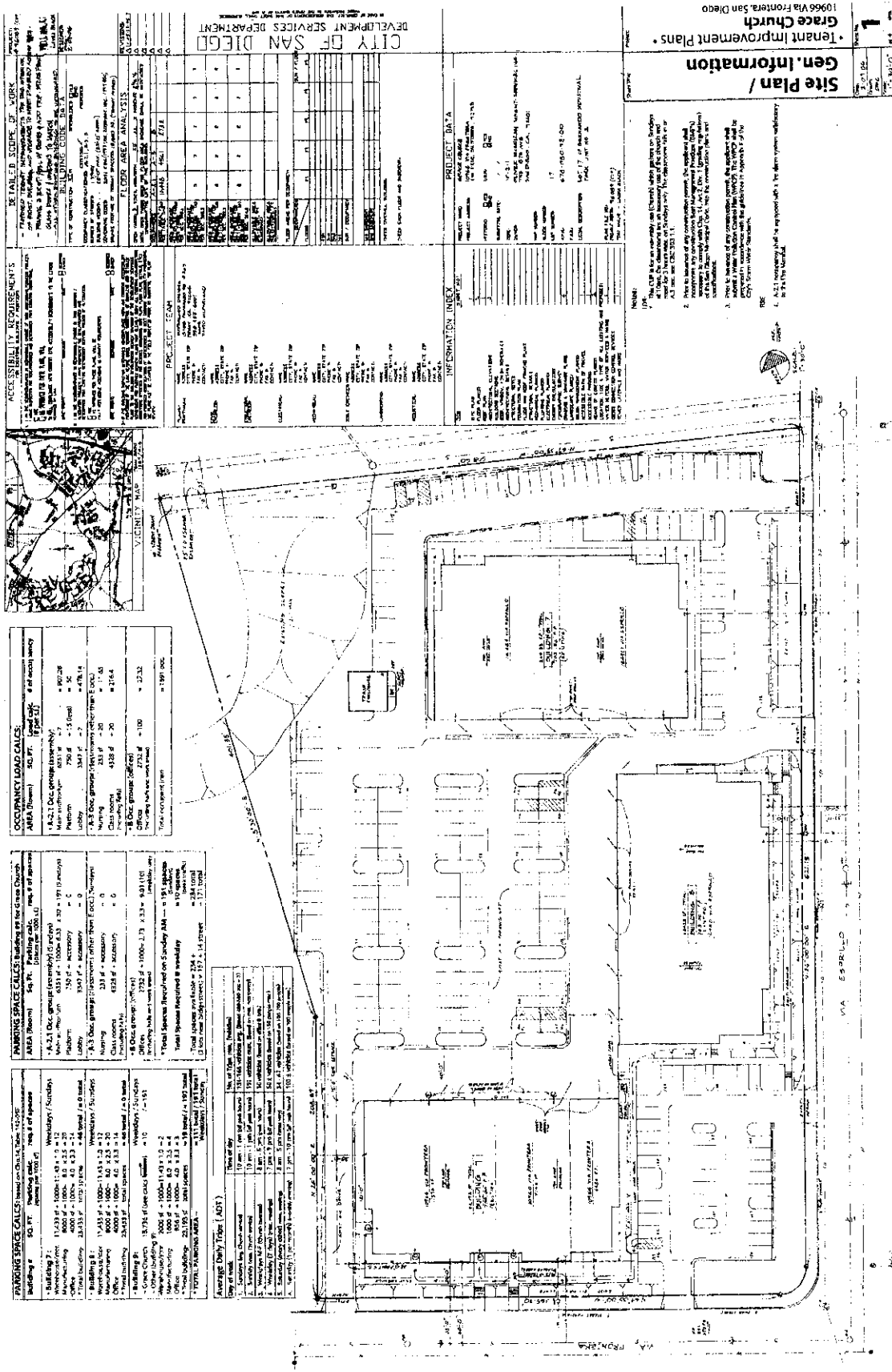


# Grace Church

## Site Plan

Environmental Analysis Section - Project No. 96089  
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure  
2





## Initial Study Checklist

Date: June 6, 2006

Project No.: 96089

Name of Project: Grace Church

### III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:			
A. The obstruction of any vista or scenic view from a public viewing area? <u>The existing building would not obstruct a vista or scenic view from a public viewing area.</u>	—	—	<u>X</u>
B. The creation of a negative aesthetic site or project? <u>The proposed project would not alter the exterior of the existing building.</u>	—	—	<u>X</u>
C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? <u>See IB.</u>	—	—	<u>X</u>
D. Substantial alteration to the existing character of the area? <u>See IB.</u>	—	—	<u>X</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The project does not propose to grade or remove any trees.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Substantial change in topography or ground surface relief features? <u>There would be no change to topography or ground surface relief features. The site is developed and is flat.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>The project is located on a property which has been developed. No unique geologic or physical land features exist on-site.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>Lighting and exterior building treatments and materials would not result in any substantial light and glare.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>The project would not substantially shade surrounding properties.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>No such mineral resources exist on-site.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>The site has been previously developed, and is not considered agricultural land.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>The project would not alter the implementation of the applicable air quality plan. In addition, the project would not substantially alter air movements or change climate patterns, as it proposes interior remodeling to an existing building.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>No such result would occur.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>No sensitive receptors are located in close proximity to the project site, nor would the project result in substantial pollutant concentrations.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>The project may result in some odors during construction, but they would be temporary.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction, and would be controlled with standard construction practices.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>No such changes would result.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>No such changes would result.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>The project site is developed, and no sensitive biological resources exist on-site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. A substantial change in the diversity of any species of animals or plants? <u>See IVA.</u>	—	—	<u>X</u>
C. Introduction of invasive species of plants into the area? <u>The species of plants are non-invasive, and no sensitive habitats exist on or adjacent to the project site.</u>	—	—	<u>X</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See IVA.</u>	—	—	<u>X</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IVA.</u>	—	—	<u>X</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No wetlands exist on-site.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The site is not located within or adjacent to the MSCP Multi-Habitat Planning Area.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed project would not result in the use of excessive amounts of fuel, energy or power.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See VA.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The City of San Diego's Seismic Safety Study maps have the site rated a 53: level or sloping terrain, unfavorable geological structure, low to moderate risk. In addition, the project site is not located in or near fault lines/buffers.</u>	—	—	<u>X</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>No substantial modifications are proposed for the existing building on the project site. Associated runoff would be directed to existing storm drains, and would comply with the City of San Diego's Storm Water Standards.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI.A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The project site is located on a developed lot, and would not impact potential archaeological or paleontological resources.</u>	—	—	<u>X</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>No such buildings, structures, objects or site exist on the property of the proposed project.</u>	—	—	<u>X</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>No buildings, structures or objects of architectural significance exist on the project site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such uses exist within the project site.</u>	—	—	<u>X</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>No such remains are known to exist on site, and no grading or ground disturbance is proposed with this project.</u>	—	—	<u>X</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The project would not create any known health hazard.</u>	—	—	<u>X</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>No such transport or exposure of hazardous materials would result.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIIIA.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project would not impair or interfere with an adopted emergency plan.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The project site is not a hazardous material site pursuant to Government Code Section 65962.5.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>The project would not create any such hazards. No such materials would be used/stored on-site.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>No such increase would result. Best Management Practices (BMPs) would be implemented. The project would comply with the City of San Diego's Stormwater Standards.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>No such result would occur. The project site is currently developed with an existing building, and no exterior work is proposed (replacement of two roll-up doors would not increase the amount of impervious surfaces nor associated runoff).</u>	—	—	<u>X</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IXA and IXB.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>No such result would occur.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No such impacts would result as the project is required to comply with the City of San Diego's Storm Water Standards.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>The project would not degrade or impact surface or ground water quality objectives or beneficial uses.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The proposed project's land use is not consistent with the industrial element of the Rancho Bernardo Community Plan. See Initial Study Discussion Section IV.</u>	—	<u>X</u>	—
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See XA.</u>	—	<u>X</u>	—
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with adopted environmental plans.</u>	—	—	<u>X</u>
D. Physically divide an established community? <u>The proposed project would not physically divide an established community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Land Use Compatibility Plan? <u>The project site is not located within an adopted airport LUCP.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The project may generate noise during interior and exterior renovation, but those temporary impacts would not be significant.</u>	—	—	<u>X</u>



	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>The proposed project may result in temporary noise impacts during renovation, but the project would be required to comply with the City's noise ordinance related to times and days of construction. Therefore, no significant impacts would result.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Land Use Compatibility Plan? <u>No such exposures would result from the proposed project.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>No grading is proposed. Therefore, there is no potential for such impacts.</u>	—	—	<u>X</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would not induce substantial population growth.</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace housing or necessitate the construction of housing.</u>	—	—	<u>X</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The project would not alter the population characteristics of the community.</u>	—	—	<u>X</u>

XIV. PUBLIC SERVICES – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- |   |   |   |          |
|---|---|---|----------|
| A. Fire protection?<br><u>No additional fire protection services would be required.</u>     | — | — | <u>X</u> |
| B. Police protection?<br><u>No additional police protection would be required.</u>          | — | — | <u>X</u> |
| C. Schools?<br><u>No change to existing schools would occur.</u>                            | — | — | <u>X</u> |
| D. Parks or other recreational facilities?<br><u>No additional facilities required.</u>     | — | — | <u>X</u> |
| E. Maintenance of public facilities, including roads?<br><u>No maintenance is required.</u> | — | — | <u>X</u> |
| F. Other governmental services?<br><u>Existing services would not be affected.</u>          | — | — | <u>X</u> |

XV. RECREATIONAL RESOURCES – Would the proposal result in:

- |  |   |   |          |
|--|---|---|----------|
| A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?<br><u>No such result would occur. See also XIVD.</u>  | — | — | <u>X</u> |
| B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?<br><u>The project does not include recreational facilities or require the construction or expansion of recreational facilities. See also XIVD.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>The traffic generation from the proposed project is not in excess of the community plan. See Initial Study Section IV.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>The increase in projected traffic associated with this project would not be considered substantial.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>The applicant has provided the required off-street parking spaces. See Initial Study Section IV.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>Meets the required parking, and would not impact existing parking.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project would not substantially impact existing or planned transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Project would not alter present circulation movements or public access.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>Project would not conflict with the adopted policies, plans or programs supporting alternative transportation models.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
B. Communications systems? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
C. Water? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
D. Sewer? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Urbanized area; no new system required.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The project would not require the use of excessive amounts of water.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>The existing landscaping is predominantly drought resistant vegetation, and will be maintained.</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate			

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
important examples of the major periods of California history or prehistory? <u>The proposed project does not have the potential to result in any of the above listed impacts.</u>	—	—	<u>X</u>
B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project would not result in an impact to long-term environmental goals.</u>	—	—	<u>X</u>
C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not result in cumulative impacts.</u>	—	—	<u>X</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The project would not result in environmental effects which would cause substantial effects on human beings. See Initial Study discussion.</u>	—	—	<u>X</u>

## INITIAL STUDY CHECKLIST

### REFERENCES

#### **I. Aesthetics / Neighborhood Character**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

#### **II. Agricultural Resources / Natural Resources / Mineral Resources**

X City of San Diego Progress Guide and General Plan.

— U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

— Site Specific Report: \_\_\_\_\_.

#### **III. Air**

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

X Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report: \_\_\_\_\_.

#### **IV. Biology**

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

- ☒ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.
- ☒ Community Plan - Resource Element.
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ☐ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ☐ City of San Diego Land Development Code Biology Guidelines.
- ☐ Site Specific Report:\_\_\_\_\_.
- V. Energy**
- ☐ N/A
- VI. Geology/Soils**
- ☒ City of San Diego Seismic Safety Study.
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ☐ Site Specific Report:\_\_\_\_\_.
- VII. Historical Resources**
- ☒ City of San Diego Historical Resources Guidelines.
- ☐ City of San Diego Archaeology Library.
- ☐ Historical Resources Board List.
- ☐ Community Historical Survey:
- ☐ Site Specific Report:
- VIII. Human Health / Public Safety / Hazardous Materials**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing, 2006.
- ☒ San Diego County Hazardous Materials Management Division
- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☐ Airport Land Use Compatibility Plan.
- ☐ Site Specific Report: \_\_\_\_\_
- IX. Hydrology/Water Quality**
  - ☐ Flood Insurance Rate Map (FIRM).
  - ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
  - ☐ Clean Water Act Section 303(b) list, dated July 2002, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html).
- X. Land Use**
  - ☒ City of San Diego Progress Guide and General Plan.
  - ☒ Community Plan.
  - ☐ Airport Land Use Compatibility Plan
  - ☐ City of San Diego Zoning Maps
  - ☐ FAA Determination
- XI. Noise**
  - ☒ Community Plan
  - ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
  - ☐ Brown Field Airport Master Plan CNEL Maps.



- ☐ Montgomery Field CNEL Maps.
- ☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☒ City of San Diego Progress Guide and General Plan.
- ☐ Site Specific Report:\_\_\_\_\_.

## **XII. Paleontological Resources**

- ☒ City of San Diego Paleontological Guidelines.
- ☐ Demere, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ☐ Site Specific Report:\_\_\_\_\_.

## **XIII. Population / Housing**

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Series 8 Population Forecasts, SANDAG.
- ☐ Other:\_\_\_\_\_.

## **XIV. Public Services**

- ☒ City of San Diego Progress Guide and General Plan.

X Community Plan.

**XV. Recreational Resources**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:\_\_\_\_\_.

**XVI. Transportation / Circulation**

X City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

— Site Specific Report:\_\_\_\_\_.

**XVII. Utilities**

— \_\_\_\_\_.

**XVIII. Water Conservation**

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.